

Questions for Rent Control Initiative Report

Housing Commission Questions (mostly)

1. Who determines the process for the appointment for the Rental Housing Commission?
2. Will staff absorb these new duties to process, screen and oversee applicants?
3. What is the cost of staff time to conduct and manage the financial disclosure statements (3years worth) that are required from the applicants?
4. Who establishes the budget for the implementation of the initiative?
5. How many staff positions would possibly needed? i.e: hearing officer, attorney, analyst, accountant, administrative secretary and IT
6. Are the new staff employees of the city or the commission?
7. If they are city employees, will we have to pay for salary and benefits? If not, does the rent board carry liabilities involved with being an employer?
8. What if someone wanted to sue the rent board, would the city also be dragged in?
9. Does the city hold the public hearings that would occur with the rent board? If so, I would assume a city staff member would have to be present? Is that a fair assumption?
10. Who would post the agenda, provide materials, and offer technical support?
11. Who will educate commissioners on the Brown Act and make sure it is implemented correctly?
12. Who would pay for all the studies, surveys, investigations and cases that come before the Rent Board?
13. Who will oversee safeguarding all documents containing personal and private residents' information? Who is responsible if there is a security breach?
14. Where would all documents be stored and what security measures will be implemented to secure these documents?
15. Who will pay for litigation fees?
16. What are the potential sources in addition to landlords, general fund, and grants?
17. Can they potentially put some type of tax on a future ballot for the homeowners to pay?

18. My understanding is that the City has to provide the upfront costs. What could be the potential range of this amount?
19. Also, during the implementation phase, the commission can ask staff to perform the duties of the commission till it's up and running. How much staff time could be taken away from the priorities set by the Council? How many City staff members would be needed?
20. If we make the assumption that there will be litigation, how would the City handle establishing a rent board?
21. Which departments would be involved?
22. How much time would that take to establish a rent board and how much?
23. If there is litigation that arises due to the passage of this initiative, what could the range of cost be to the city?
24. Also, would money be put aside to fight potential future litigation.
25. At this point we have not put aside money for upfront costs if this initiative passes; where would pull the money from to cover this?
26. What if the landlord fee established by the rent board doesn't cover the costs; then what?
27. In rent controlled cities such as SF, EPA, Alameda, and Berkley, how much money was needed the 1st year to set up the rent board?
28. What are their budgets?
29. What are the range of budgets after the 1st year?
30. What is the potential impact on the San Mateo County court system from lawsuits related to this?

Land Use, General Plan and Housing Supply:

1. What is the number of apartments impacted and percent of multifamily housing stock affected with this proposed ordinance? This includes rent control and Just Cause Eviction
2. What number of new apartments coming online would be subject to JCE
3. What percentage of family homes would be subject to JCE

4. Is there data on what the average cost is to move a tenant in current Rent Control Cities (legal fees, lost rent, damages, and payments for moving expense)?
5. With Rent Controlled Cities, has there been an impact on their housing supply?
6. Does JCE and/or rent control affect the assess value of property over time?
7. There is a clause in the initiative on page 10 that states if a tenant is disabled, terminally ill or just 62 years of age and been in a unit for 5 years, they can't basically be evicted. I assume this also relates to houses since they would be under JCE. How can this potentially affect our housing supply and demographic diversity?
8. In Rent Controlled/JCE cities, have there been housing units taken off the market?
9. Would there be an impact on the ability of working class families to move into Burlingame?
10. What is the potential impact on the quality of the rental housing stock?
11. How would RC and JCE affect our real estate industry considering there isn't much land to build new housing?
12. Would there potentially be a decrease in sales with both single family and multi dwelling units if RCE/JCE was implemented?
13. How would the General Plan be affected?
14. How would Rent Control/JCE potentially affect our Property tax revenue?
15. How could this initiative alter our TOT? Only hotels are exempt if guests stay for a period of fewer than 14 days.
16. In RCE/JCE cities, has there been any change in crime statistics and/or safety concerns?
17. Has there been changes in the aesthetics/maintenance in RCE/JCE cities.

Elections Code 9212 Questions:

1. Fiscal impact of RCE/JCE.
2. Effect on the internal consistency of the City's general and specific plans, including the housing element, the consistency between planning and zoning, and the limitations on City actions under Section 65008 of the Government Code and

Chapters 4.2 (commencing with Section 65913) and 4.3 (commencing with section 65915) of Division 1 of Title 7 of the Government Code.

3. Its effect on the use of land, the impact on the availability and location of housing, and the ability of the City to meet its regional housing needs.
4. Its impact on funding for infrastructure of all types, including, but not limited to, transportation, schools, parks, and open space. Also whether the measure would likely result in increased infrastructure costs or savings, including the costs of infrastructure maintenance, to current residents and businesses.
5. Its impact on the community's ability to attract and retain businesses and employment.
6. Its impact on the uses of vacant parcels of land.
7. Its impact on agricultural lands, open space, traffic congestion, existing business districts, and developed areas designated for revitalization.